

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

June 15, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider, Sims, Steele and Suffredin (16)

Absent: Commissioner Gainer (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendations are as follows:

63332 DOCKET #1207 – LaSalle National Bank T/U/T #35036, Application (A-67-39): The Map Amendment, previously approved with conditions (see attached covenant), sought to rezone from the R-4 Single Family Residence District to the R-5 General residence District. The Cook County Comprehensive Land Use and Policies Plan Designates the subject property Residential. The current zoning of the subject property is R-7 General Residence District. The property located north and west of the subject property is located within the city of Park Ridge. South of the subject property the zoning is R-8 General Residence District. East of the subject property the zoning is R-5 Single Family Residence District and R-7 General Residence District. The subject property consists of approximately 2 acres, located on the Northwest corner of Ballard Road and Western Avenue in Maine Township, County Board District #9. **Recommendation: Removal and Rescission of Restrictive Covenant Recorded 9/19/67 as Document No. 20265083**

Conditions: None

Objectors: None, no public notification was made of this hearing.

Vice Chairman Murphy, seconded by Commissioner Gorman moved, the approval of Communication No. 63332, Docket #1207. The motion carried.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

307180 DOCKET #8630 - BEMBEN PROPERTIES, INC., Owner, Application (No. V-10-21): Variation to reduce corner setback from 15 feet to 6 feet 5 inches for identification sign in C-4 General Commercial District. The subject property consists of approximately 0.26 of an acre, located on the southeast corner of Palmer Avenue and Manheim Road in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

307181 DOCKET #8641 - J. MIKULCIK, Owner, Application (No. V-10-28): Variation to reduce lot size from 40,000 square feet to 20,359 square feet (existing); reduce lot width from 150 feet to 119 feet (existing), and reduce front yard setback from 33.9 feet (@20%) of lot depth to 33.7 feet (existing) for an addition on well and septic in the R-4 Single Family residence District. The subject property consists of approximately 0.47 of an acre, located on the east side of Quintens Road, approximately 180 feet north of Lakeside Drive in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

307182 DOCKET #8643 – H. WURSTER, Owner, Application (No. V-10-29): Variation to reduce lot area from 40,000 square feet to 21,904 square feet (existing); reduce lot width from 150 feet to 74 feet (existing) reduce corner setback from 25 feet to 0 feet (existing) for an above ground pool and attached deck, and reduce the distance between the principal and accessory structure from 10 feet to nine feet in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the northeast side of Homewood Road and Maplewood Lane in Rich Township, County Board District #5. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Health Department Approval #20100001

Vice Chairman Murphy, seconded by Commissioner Gorman moved, the approval of Communication Nos. 307180, 307181 and 307182. The motion carried.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 307183 JENNY KAMBA, Owner, 4752 South Lotus, Chicago, Illinois 60638, Application (No. SU-10-054; Z10032). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-80-45 in Section 9 of Stickney Township. Property located on the west side of Lotus Avenue approximately 75 feet north of 48th Street in Stickney Township. Intended use: For continued use of multi-family dwelling in the existing structure. No new improvements proposed.
- 307184 B. MATTHEW STARZYK, Owner, 5028 South Lotus, Chicago, Illinois 60638, Application (No. SU-10-06; Z10033). Submitted by Bradley K. Sullivan, 79 West Monroe, Suite 1020, Chicago, Illinois 60638. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of three dwelling units in an existing single family residence as previously amortized under SU-83-24 in Section 9 of Stickney Township. Property consists of approximately 0.14 of an acre located on the east side of Lotus Avenue approximately 97 feet north of 49th Street in Stickney Township. Intended use: For continued use of expired amortization, 25 year, Su-83-24. No new improvements proposed.
- 307185 WILLIE GILLESPIE, Owner, 587 East 219th Street, Chicago Heights, Illinois 60411, Application (No. SU-10-07; Z10033). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District for continued use of two story single family residence as previously amortized under SU-82-21 in Section 27 of Bloom Township. Property consists of approximately 0.88 of an acre located on the north side of 219th Street approximately 1159 feet west of Cottage Grove Avenue in Bloom Township. Intended use: For continued use of the two (2) story single family residence located on said property as the principal residence of owner/applicant.

Vice Chairman Murphy, seconded by Commissioner Peraica, referred the New Applications Communication Nos. 307183, 307184 and 307185 to the Zoning Board of Appeals. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Sims, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary